



# CHARLMOR CENTER

2241 G A R Highway, Swansea, MA

## FOR LEASE

Prime Retail Spaces  
2,000 +/- SF to 14,000 +/- SF



### HIGHLIGHTS

- Prime Retail Spaces
- Sub-Dividable
- ADT: 12,500 Cars
- 50 +/- Parking
- Excellent Visibility
- Pylon Sign

### Dan Waldman

Office: 617-720-5656  
Cell: 781-492-1586

[DanW@denenbergrealty.com](mailto:DanW@denenbergrealty.com)

Denenberg Realty Advisors  
230 Commercial Street  
Boston, MA 02109  
617-720-5656  
Fax 617-720-5676  
[www.DenenbergRealty.com](http://www.DenenbergRealty.com)

### DESCRIPTION:

Denenberg Realty Advisors has been exclusively retained to market for lease spaces ranging from 2,000 +/- to 14,000 +/- SF of prime retail space at 2241 G A R Highway, Swansea, MA known as the Charlmor Center. The landlord is going to sub-divide the space into 4 to 5 separate store fronts. This is an excellent opportunity to open a store on the busy G A R Highway in a newly developed strip center. This beautiful stone and stucco building was built in 1998 and is in excellent shape. The site sits on Route 6 which is a well traveled road with a traffic count of approximately 12,500 vehicles per day. There are 55 +/- parking spaces in the front and in the rear of the building. The current owner has had his furniture business in the building since 1998. This is a great opportunity to lease space on Route 6, a busy retail corridor, which has possibility for many retail uses.

**This is an excellent opportunity for a variety of retail users seeking the benefits and amenities of this well positioned property.**

### Demographics:

2010	1 Mile	3 Mile	5 Mile
<b>Population</b>	1,503	20,310	69,913
<b>Median Household Income</b>	\$77,315	\$66,643	\$68,027



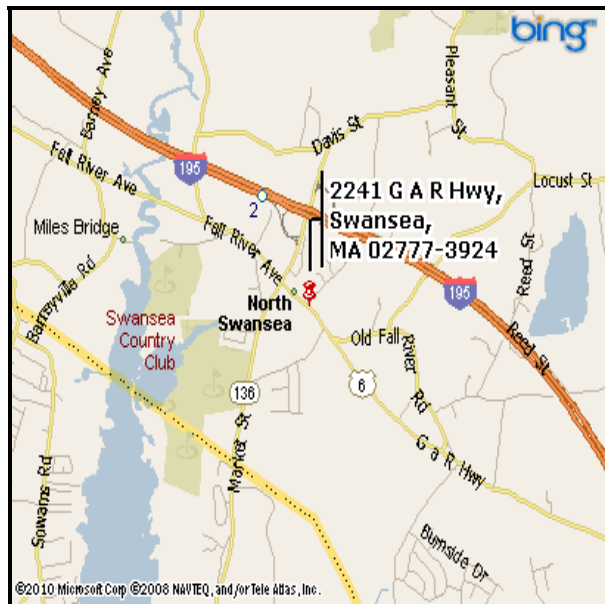
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

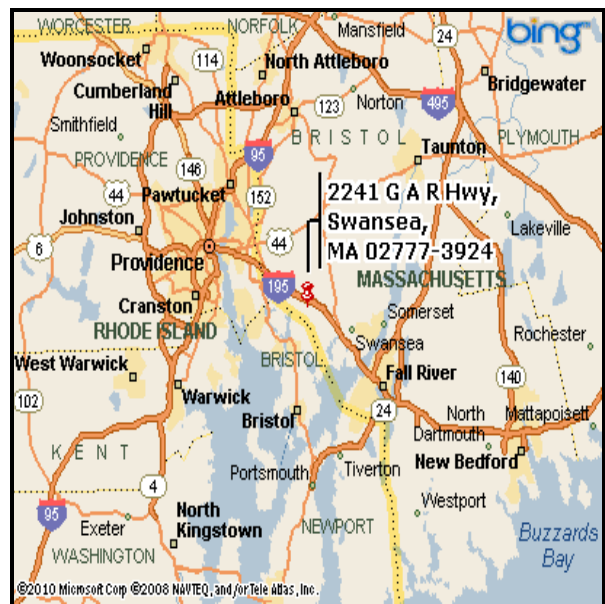


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**Street View**



**State View**

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